

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest

Public Comment 2-UP-2019

Please see Attachments 7 through 14 of the City Council report for public comment received with this case.

**Public Participation Report
UPDATE: 6/27/19**

Sunday Goods
4255 N. Winfield Scott Plaza

Cases: 2-UP-2019 and 5-ZN-2019

Please add the following community outreach update to the case file for Sunday Goods.

Since the Open House meeting, the Applicant team has continued to reach out to adjacent property owners and businesses to inform them about the project and answer any questions. This includes a door-to-door canvassing of Brown Avenue, Winfield Scott Plaza and East 4th Avenue properties and businesses.

Despite appointment-only business hours, we have received 15 signatures from nearby business owners and/or property owners in support of the proposed dispensary. **Important to note, three (3) of those signatures are from nearby business owners who previously signed the opposition's petition but changed their position after speaking with Sunday Goods' team. (Vines & Hops, Gookin Engineering and Gimme the Ball Marketing)**

Additionally, the Applicant's team continues to reach out via phone, text and email to the immediate business owners that attended the open house meeting and expressed concerns. Repeated calls, emails and texts continue to go unreturned.

Our team is happy and willing to schedule individual meetings with any interested party in order to educate the community with the facts about the proposed dispensary, discuss operational procedures and answer questions.

Public Participation Report - Updated
Sunday Goods
4255 N. Winfield Scott Plaza

Pre-Application No. 652-PA-18

Per the City of Scottsdale Public Participation, please find enclosed and below information regarding an overview of outreach to date.

On February 4, 2019, Notification letters were mailed to property owners within 750 ft of the property and registered Homeowners Associations (as provided by the City). The letter provided information regarding the request, details for an upcoming Neighborhood Open House meeting, and provided contact information for both the Applicant and the City. See enclosed notification letter, mailing list, and notification area map.

On February 10, 2018, a "Project Under Consideration" sign was posted on site detailing the application request, providing information on the upcoming Neighborhood Open House meeting, and providing contact information for both the Applicant and the City. See enclosed affidavit of sign posting.

On February 21, 2019, a Neighborhood Open House meeting was held at the Larsen Gallery located at 3705 N. Bishop Lane in downtown Scottsdale. Multiple presentation boards depicting the project were on display. Members of the design team and the Owner's representative were on hand to answer any questions. A sign in sheet was provided along with contact information for the Applicant. See enclosed Neighborhood Open House sign in sheet and sample of images displayed at the meeting.

Roughly 10 members of the public attended the meeting. Questions revolved around operations, hours of operations and timing of development. One adjacent business owner wanted to ensure the Applicant would be supportive of ongoing street closures for certain events. None in attendance voiced opposition to the request, and the majority voice strong support.

Since the open house meeting, the Applicant team has continued to reach out to adjacent property owners and businesses to inform about the project and answer any questions. This includes a door-to-door canvassing of Brown Avenue, Winfield Scott Plaza and East 4th Avenue properties and businesses. Despite appointment only business hours, we received 6 signatures from nearby business owners in support of the proposed use. Additionally, the Applicant's team has reached out numerous times to the immediate business owners that attended the open house meeting and expressed concerns. Repeated calls, emails and texts have gone unreturned. Our team will continue to reach out

and/or schedule individual meetings in an attempt to inform the community about the proposed dispensary, discuss the operational procedures and answer any questions.

As of the date of this filing, the Applicant has received one phone call from the general public with general questions regarding the application. The City has received numerous emails in support of the project to date. Our office will continue to keep the City of Scottsdale informed of any pertinent follow up inquiries that may occur.

Thank you

Public Participation Report
Sunday Goods
4255 N. Winfield Scott Plaza

Pre-Application No. 652-PA-18

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Thank you



SUNDAY GOODS OPEN HOUSE

February 21, 2019 at the Larsen Gallery

Dear Downtown Property Owner or Interested Citizen:

Our office represents Sunday Goods with regards to the above referenced property located near the corner of 5th Avenue and Winfield Scott Plaza, in very close proximity to the Scottsdale Galleria Corporate Center. The purpose of this letter is to introduce ourselves and to let you know we have recently filed a preliminary application (652-PA-2018) with the City of Scottsdale for a rezoning and conditional use permit to allow for a medical marijuana dispensary at this location. It would replace an existing tattoo parlor and is supported by the owner of the Scottsdale Galleria Corporate Center.



We are very excited to be working on this project. As you may know, Arizona voters approved the use of medical marijuana as an alternative pain treatment for a limited number of medical conditions. To ensure dispensaries are distributed throughout the state and located where the greatest number of card holding patients exist, the Arizona Department of Health Services (AZDHS) uses Community Health Analysis Areas (CHAA's) to regulate the issuance of dispensary licenses. For practical purposes, only two CHAA's exist in Scottsdale - the Scottsdale North and Scottsdale South CHAA's. While the North CHAA has 3 dispensaries, the South CHAA has only 1 dispensary, and it is located at Via De Ventura which is the northernmost point of the South CHAA's boundary, even though a great number of patients live and work in this CHAA making southern Scottsdale among the most underserved patients in the state.

We recently commissioned a public opinion survey, with the nationally-renowned Public Opinion Strategists, gauging Scottsdale voter attitudes about medical marijuana and this proposal. Key findings

included: 64 percent of voters in Scottsdale say they support the state's medical marijuana program, only 27 percent oppose. 57 percent of Scottsdale voters say the dispensaries currently operating in Scottsdale have done so responsibly, while only 7 percent say have not. 66 percent of Scottsdale voters say that placing a medical marijuana facility near the Scottsdale Galleria would be a good idea. For those closest to the proposed dispensary, in the southern regions of the city, 69 percent say it would be a good location with majorities of Republicans (51 percent), Democrats (82 percent) and Independents (72 percent) agreeing Downtown Scottsdale would be a good location for a new dispensary.

In 2017, the AZDHS issued one (1) additional license for the Scottsdale South CHAA's. Fortunately, our client, who already has vested business and interests in the success of Downtown Scottsdale, was awarded this license. It was decided early on that this dispensary would be unlike any other in existence. It would be the best-of-the-best. A truly upscale and comfortable atmosphere and a business worthy of a Downtown Scottsdale address, similar to retail experiences that can be found at Scottsdale Fashion Square. Such establishments are located in Aspen, La Jolla, Telluride and numerous other comparable tourism locations to Scottsdale. We have teamed up with the best of international and local retail experience designers to create a one-of-a-kind experience. A copy of the site plan is provided for reference. A valid patient card will still be required to access the facility or to purchase any medical marijuana products. As is the rule throughout Arizona, no on-site consumption is permitted.

The property is currently zoned Central Business / Parking, Downtown Overlay (C-2/P-3, DO). This designation allows for a variety of uses and the building is currently used as a tattoo parlor. Pursuant to State law and City zoning ordinance, this application seeks to rezone the property to Commercial Office / Parking, Downtown Overlay (C-O / P-3, DO) with a conditional use permit to allow the dispensary. In essence, this application is a downzoning of the property to allow for only this specific use. It is the only eligible site for this use in southern Scottsdale.

PLEASE JOIN US ON FEBRUARY 21ST

from 6:00-7:00 pm at the Larsen Gallery

In order to discuss this application and any questions you may have, we have scheduled an open house on Thursday, February 21, 2019 from 6:00pm - 7:00pm, at the Larsen Gallery located at [3705 N. Bishop Lane](#) in Downtown Scottsdale. Feel free to stop by any time between 6:00 and 7:00 pm and hors d'oeuvres, light cocktails and refreshments will be served. If this date and time are not convenient, we would be happy to speak with you individually. Please contact me at [602.230.0600](tel:602.230.0600) or George@WitheyMorris.com. You can also reach the City's Project Coordinator, Bryan Cluff at [480.312.2258](tel:480.312.2258) or at Bcluff@ScottsdaleAZ.gov. In the future, you should be receiving notification postcards from the City regarding the case and its scheduled public hearings. Information can also be found on the City's website at: <http://www.scottsdaleaz.gov/planning-development/projects-in-process>.

Thank you for your courtesy and consideration.

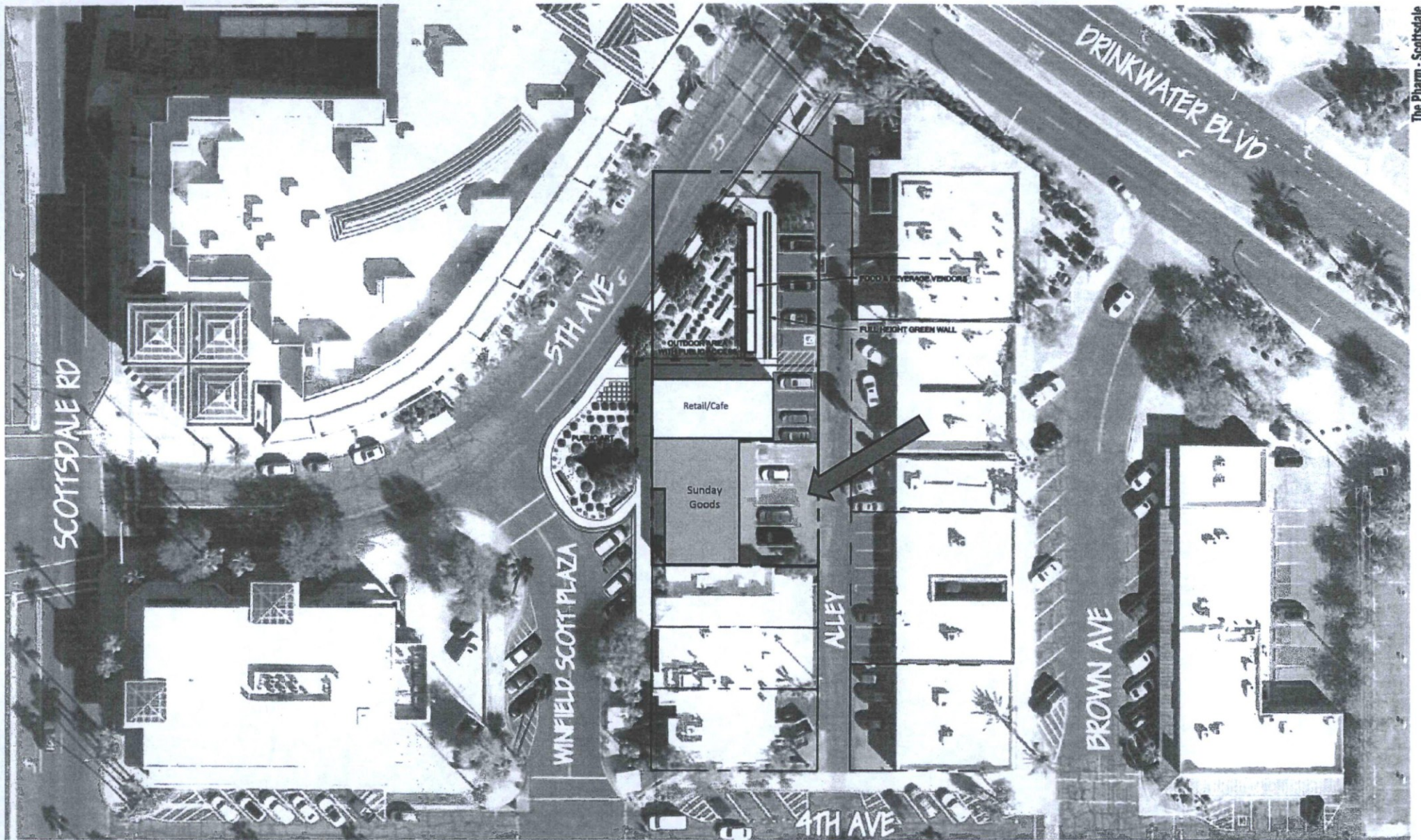
Sincerely,

Withey Morris P.L.C.



By George Pasquel III

Enclosure: Aerial, preliminary site plan



The Pharm - Scottsdale

Scottsdale, Arizona
2019 01 30

LGE | DESIGNGROUP

PRELIMINARY SITE PLAN

This rendering is for conceptual design only, was done without benefit of a survey and should not be relied on as a construction document. The design is subject to change without notice. The design is not to be used for any other purpose without the written consent of LGE Design Group. © 2019 LGE Design Group. All rights reserved.

1"=20'-0"

0 10 20 40



LGE

DESIGNBUILD

750 ft Radius



4301 N. Winfield Scott Plaza





Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number:

652-PA-2018

Project Name:

SUNDAY GOODS

Location:

4255 N. WINFIELD SCOTT

Site Posting Date:

2-10-19

Applicant Name:

GEORGE PASQUEL - WITNEY MORRIS PLC

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

Date

2/13/19

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 13th day of February 2019



Audry Millard
Notary Public

My commission expires: May 22, 2021

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday, February 21, 2019
Time: 6:00 P.M.
Location: Larsen Gallery
3705 N. Bishop Lane, Scottsdale, Az

Location: 4255 N. Winfield Scott Plaza

Project Overview:

- Request: Rezoning from C-2/P-3, DO to C-O/P-3, DO with a Conditional Use Permit
- Description of Project & Proposed Use: Medical Marijuana Dispensary
- Site Zoning: Central Business/Parking, Downtown Overlay (C-2/P-3, DO)
- Site Acreage: 0.1 acres (4,800 sq ft)

Applicant Contact:

Withey Morris, PLC -
George Pasquel 602-230-0600
George@WitheyMorris.com

City Contact:

Bryan Cluff 480-312-2258
BCluff@scottsdaleaz.gov

Case #: 652-PA-2018

Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

- -Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal •

Sunday Goods

Open House – February 21, 2019

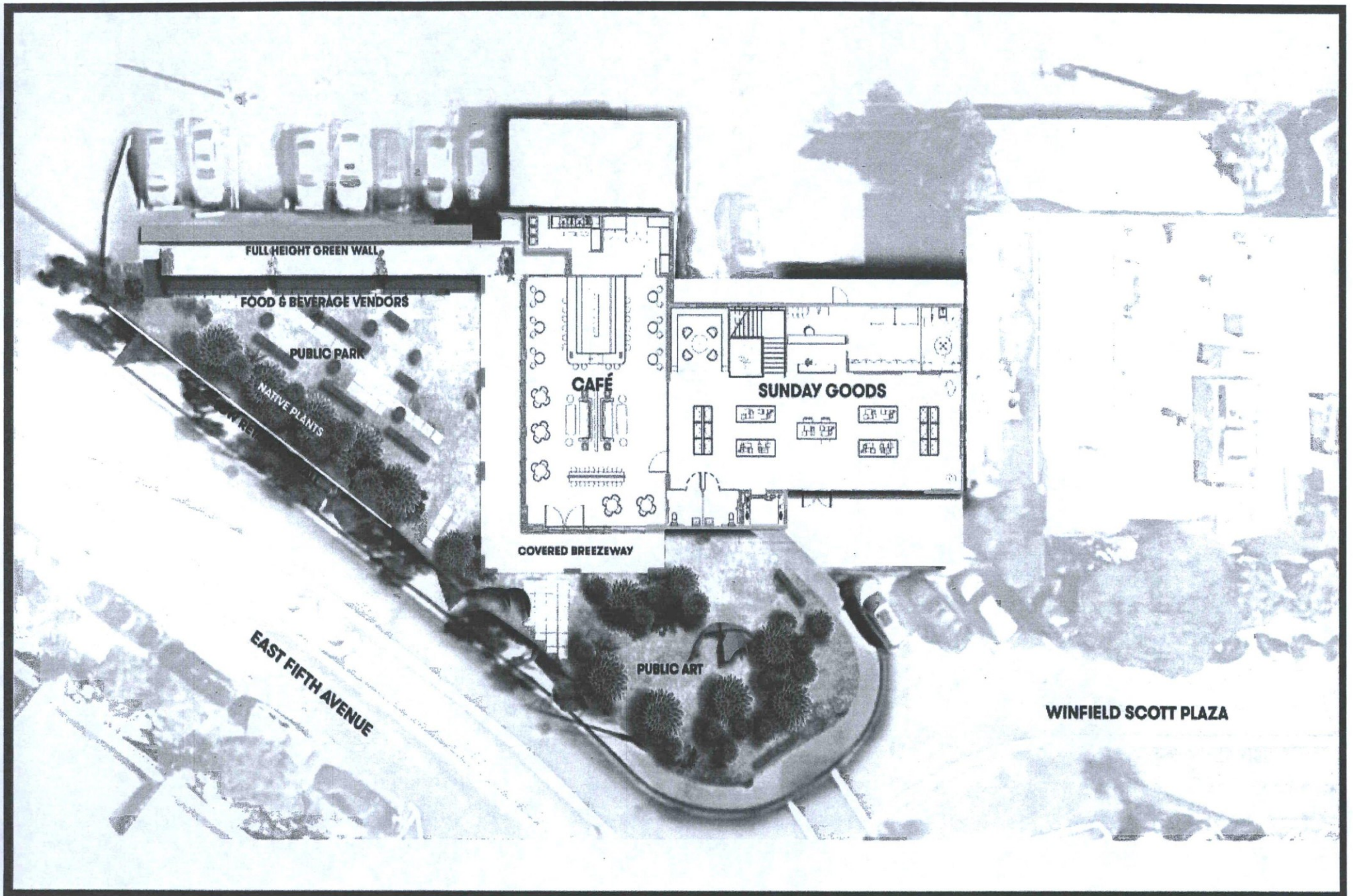
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Sunday Goods

Open House – February 21, 2019

Open House – February 21, 2019

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FULL HEIGHT GREEN WALL

FOOD & BEVERAGE VENDORS

PUBLIC PARK

NATIVE PLANTS

CAFÉ

SUNDAY GOODS

COVERED BREEZEWAY

PUBLIC ART

EAST FIFTH AVENUE

WINFIELD SCOTT PLAZA

History of CHAA

In 1988, an Arizona state law was passed that directed the Arizona Department of Health Services to find and utilize data in the state-wide cancer registry to identify areas and populations of people that may need investigation. The state was divided into 126 "Primary Care Areas" used by the ADHS to determine if certain areas or area-specific factors were causing harm to the inhabitants of said areas. Until recently, the state-collected cancer data was not complete enough to look at growing cancer rates on a relatively small geographical scale, limiting the data analysis to the county level only. A Community Health Analysis Area or "CHAA" has a population ranging from 5,000 people to 190,000 but the average CHAA should contain around 22,000 people.

History of THE WHITE TRIANGLE

In October 2017, AZHDS held its last and final application round to award its remaining 31 licenses which included one (1) in the North Scottsdale CHAA and one (1) in the South Scottsdale CHAA. Shortly after Cardinal Health/Sunday Goods was awarded the one (1) license that was available in the South Scottsdale CHAA, it set up a meeting with City staff to inquire about where the City would like to see the Company located its integrative pharmacy. It was in this meeting where City staff presented the Company with a map of the South Scottsdale CHAA that showed approved properties and locations showing up as the color White in an otherwise sea of pink, red and blue. This map had virtually no White color on it which indicated that there were practically no viable locations for which to locate this license, with the exception of one, very small "white triangle" that included only a handful of properties that were not for sale or for lease in Old Town, Scottsdale. With no other clear options, the Company set out to purchase two properties in this very limited and approved area to match its best-in-class health and wellness concept with the license it had been awarded.

History of SCOTTSDALE CHAA'S

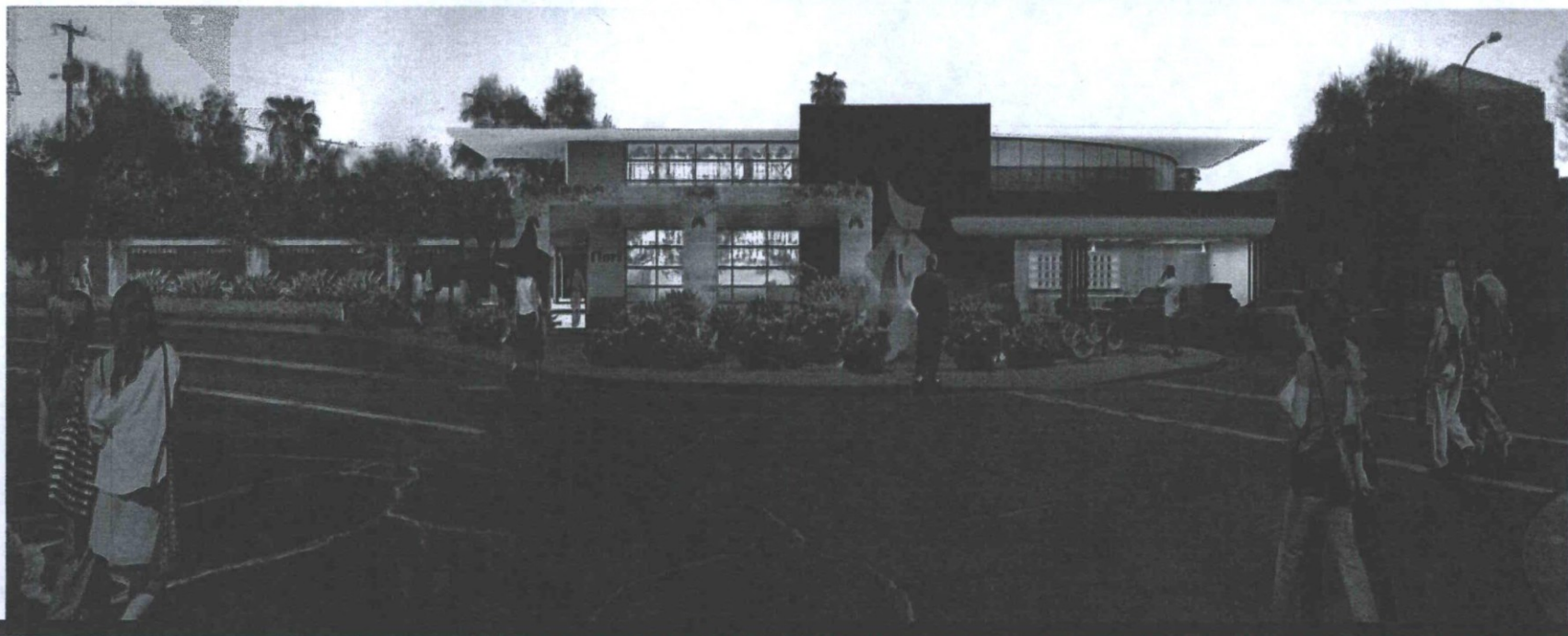
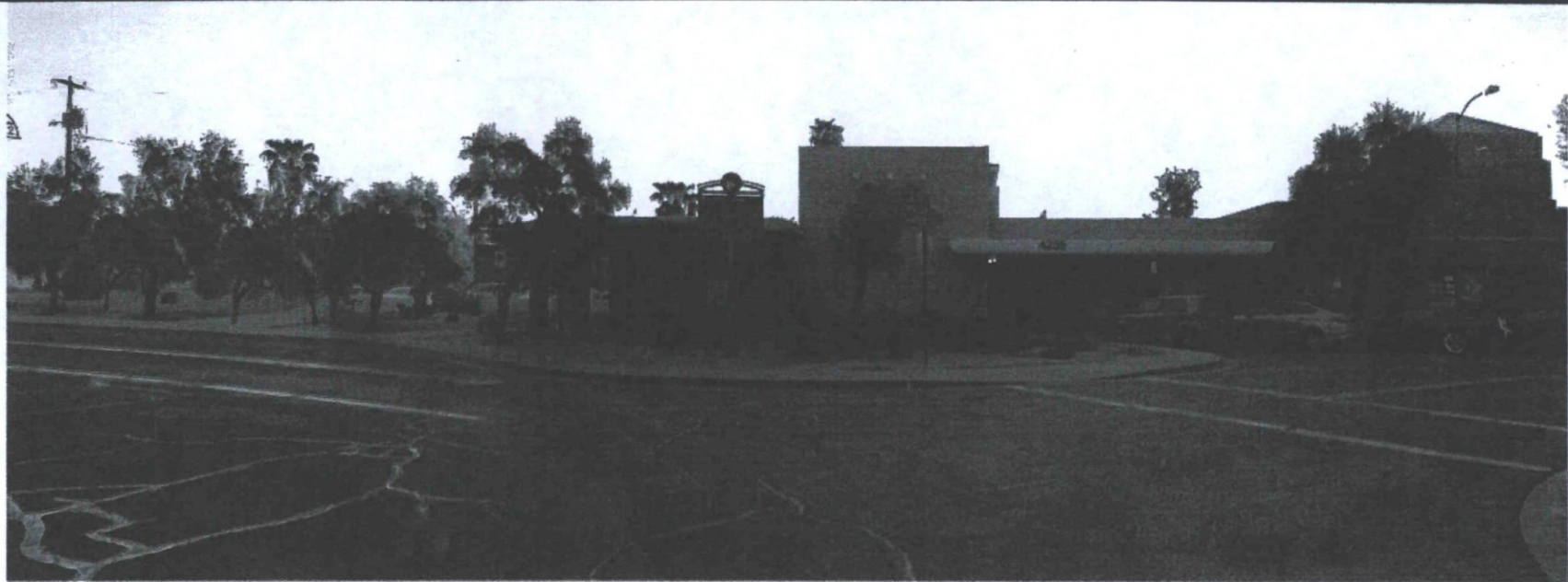
In 2012 AZDHS (Arizona Department of Health Services) based location of medical marijuana facilities on established Community Health Analysis Areas (CHAAs).

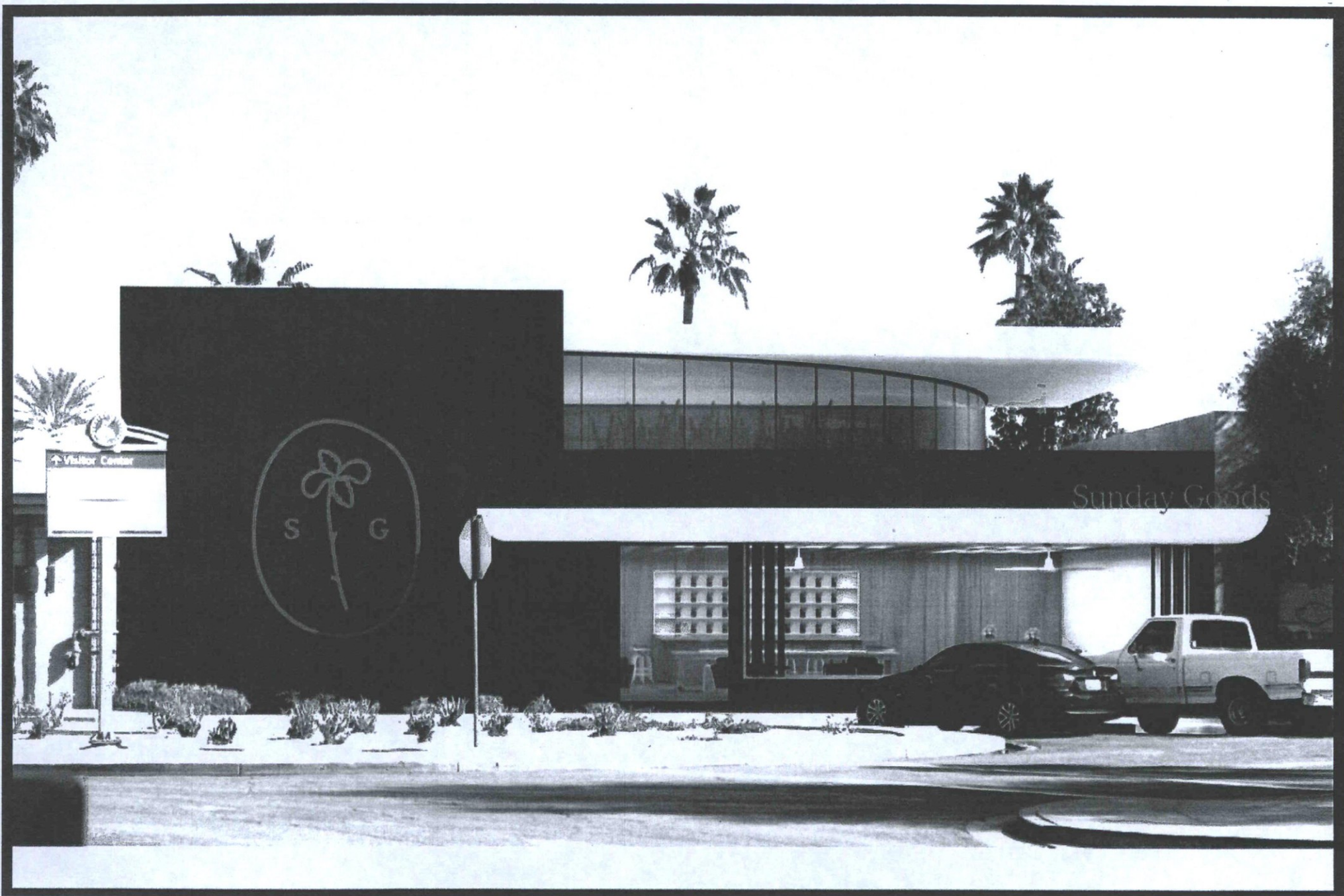
There are actually a total of seven (7) CHAAs in Scottsdale, but only two (2) of those are controlled by the City of Scottsdale and make up almost the entire City. The others are on the very fringes of the City and are CHAA's that are in the control of Paradise Valley, Fountain Hills, Tempe and Maricopa County.

Since, for all practical purposes, there are only two (2) CHAA's in Scottsdale, it was the City's original plan to license only one (1) per CHAA. These two (2) licenses were handed out by the City in 2012 to Arizona Natural Selections in the North Scottsdale CHAA and Monarch Dispensary in the South Scottsdale CHAA. In 2017, AZDHS held a second application round which included the two (2) Scottsdale CHAA's again. In 2017, the two (2) licenses were awarded, by the State, to Arizona Natural Selections for the North Scottsdale CHAA and to Cardinal Health/Sunday Goods for the South Scottsdale CHAA.

One additional data point is that once a licensed facility has "good standing" and been operating for 3 or more years, anywhere in the State, AZDHS allows the owner to relocate their license anywhere within the state based market demand. The license holder has to be granted approval from the municipality in order to move this license. In 2016, the City of Scottsdale granted this approval for three (3) additional dispensaries to relocate to the North Scottsdale CHAA from another CHAA, per this "good standing" requirement. It was this requirement from AZDHS that caused the City of Scottsdale to revise its ordinance in 2016, in advance of the two new licenses being awarded in 2017.

It was this update to the City's Medical Marijuana Land Use that took effect September 30, 2016 that raised the setback requirements from 500 feet to 1,500 feet from all residential and schools and added church, day care and parks. This amendment to the City's ordinance unintentionally removed any meaningful opportunity for a license holder to locate in the South Scottsdale CHAA.







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217 THIRD AVENUE LOFTS LLC
6412 E MAVERICK RD
PARADISE VALLEY, AZ 85253

4221 - ASSOCIATES AZ LLC
PO BOX 546
OKOBOJI, IA 51355

4251 LLC
7756 E 3RD ST
SCOTTSDALE, AZ 85251

5TH AVENUE SCOTTSDALE LLC
7151 E 6TH AVE
SCOTTSDALE, AZ 85251

ABBOTT KENNETH VAUGHN
7301 E 3RD AVE UNIT 121
SCOTTSDALE, AZ 85251

B&I INVESTMENTS LLC
7147 E RANCHO VISTA DR NO 3005
SCOTTSDALE, AZ 85251

BANK OF SCOTTSDALE THE
P O BOX 1510
SCOTTSDALE, AZ 85252

BISNETT ROGER S
PO BOX 1105
PENDLETON, OR 97801

BOLLINGER CHRISTOPHER
7301 E 3RD AVE UNIT 119
SCOTTSDALE, AZ 85251

BROOKS BUILDING INC
2323 W UNIVERSITY DR
TEMPE, AZ 85281

4141 NORTH SCOTTSDALE LLC
11601 WILSHIRE BLVD SUITE 107
LOS ANGELES, CA 90025

4221-ASSOCIATES AZ LLC
11 S CENTRAL AVE UNIT 1408
PHOENIX, AZ 85004

4282 N DRINKWATER BLVD LLC
5100 POLULAR AVE SUITE 2114
MEMPHIS, TN 38137

6TH AVENUE ESTATE LLC
7961 E VIZ BONITA
SCOTTSDALE, AZ 85258

ANDRESEN CYNTHIA KAY
7301 E 3RD AVE
SCOTTSDALE, AZ 85251

BAKER CHRISTOPHER
6520 PLATT AVE NO 305
WEST HILLS, CA 91307

BBCH LLC
3861 N JAKAKE DR
SCOTTSDALE, AZ 85251

BLJ'S PROPERTIES LTD PARTNERSHIP
2244 W MCDOWELL RD
PHOENIX, AZ 85009

BONDY SUSAN TR
7301 E 3RD AVE 414
SCOTTSDALE, AZ 85251

BROWN AVE LLC
357 ALTA AVE
ASHLAND, OR 97520

4215 N WINFIELD SCOTT LLC
6922 E 5TH AVE
SCOTTSDALE, AZ 85251

4243 BROWN AVENUE LLC
4414 N CIVIC CENTER PLAZA NO 100
SCOTTSDALE, AZ 85251

42BROWN LLC
4227 N BROWN AVE
SCOTTSDALE, AZ 85251

7317 E 6TH AVE LLC
1877 E MCNAIR DR
TEMPE, AZ 85283

AVB DEVELOPMENT PARTNERS II LLC
6991 E CAMELBACK RD STE D-205
SCOTTSDALE, AZ 85251

BALDWIN INVESTMENTS L L C
8143 E GARY RD
SCOTTSDALE, AZ 85260

BERGFELDT INVESTMENTS LLC
4531 N 75TH WY
SCOTTSDALE, AZ 85251

BOARD FREDERICK Z TR
7353 E 6TH AVE
SCOTTSDALE, AZ 85251

BRASSE JEFF
2001 N SHORE DR
CLEAR LAKE, IA 50428

BROWN AVENUE PROPERTIES LLC
10230 N 64TH PL
SCOTTSDALE, AZ 85253

CANYON PROPERTIES
5445 E CALLE CAMELIA
PHOENIX, AZ 85018

CATALPA INDUSTRIAL PARK INC
6501 E EL MARO CIR
PARADISE VALLEY, AZ 85253

CITY OF SCOTTSDALE
3939 CIVIC CENTER PLAZA
SCOTTSDALE, AZ 85251

D K C VENTURES LLC
4260 N BROWN AVE
SCOTTSDALE, AZ 85251

EARL & ELLEN RUSSELL TRUST
7301 E 3RD AVE UNIT 319
SCOTTSDALE, AZ 85251

FARNSWORTH C NEIL
400 112TH AVE NE STE 390
BELLEVUE, WA 98004

FREDERICK Z BOARD TR
7353 E 6TH AVE
SCOTTSDALE, AZ 85251

GOLDMAN MORRIS B/SHEILA M
CALVANO LIVING TR
3233 W PEORIA AVE STE 118
PHOENIX, AZ 85029

GRE 5 LLC
5635 N SCOTTSDALE RD SUITE 170
SCOTTSDALE, AZ 85250

HALTON ANN F
7301 E 3RD AVE NO 321
SCOTTSDALE, AZ 85251

CARLI FAMILY TRUST
8431 E STELLA LN
SCOTTSDALE, AZ 85253

CBOT BUILDING LLC
7525 E CAMELBACK RD NO 106
SCOTTSDALE, AZ 85251

CRANE CARTER M TR
7140 N CLEARWATER PKWY
PARADISE VALLEY, AZ 85253

DIVERGENT HOLDINGS LLC
4808 N 24TH ST NO 1205
PHOENIX, AZ 85016

EBEL PROPERTIES AZ LLC
30 W 315 CALUMET AVE
WARRENVILLE, IL 60555

FIRST CHURCH OF CHRIST SCIENTIST
SCOTTSD
6427 E INDIAN SCHOOL RD
SCOTTSDALE, AZ 85251

GIEK THOMAS F/JOSEPHINE A
14548 E CALEY AVE
AURORA, CO 80016

GOOKIN BUILDING LLC
4215 N BROWN AVE STE A
SCOTTSDALE, AZ 85251

GREGORY DEAN TR
6927 E CABALLO DR
PARADISE VALLEY, AZ 85253

HARD CORNER LLC
5641 N 6TH ST
PHOENIX, AZ 85012

CARTWRIGHT ANN TR
4255 N BROWN AVE
SCOTTSDALE, AZ 85251

CHRISTENSEN GERALD N/MARY K
TR/ETAL
5631 E WALTANN LN
SCOTTSDALE, AZ 85254

CURTIS ALEXANDRA
7301 E 3RD AVE
SCOTTSDALE, AZ 85251

DODGE NGUYEN PROPERTIES LLC
4252-4254 N BROWN AVE
SCOTTSDALE, AZ 85251

EQUITY PARTNERS GROUP LLC
4501 N SCOTTSDALE RD UNIT 201
SCOTTSDALE, AZ 85251

FLOYD INVESTMENTS LIMITED
PARTNERSHIP
6939 E 5TH AVE
SCOTTSDALE, AZ 85251

GOLDEN TOOTH BEAR ENTERPRISES L P
1525 N GRANITE REEF STE 1
SCOTTSDALE, AZ 85257

GORDON DAVID G
4432 E CAMELBACK RD UNIT 120
PHOENIX, AZ 85018

GROSSMAN RYNA J/SCHUMAN DAVID
G/J J TR
7301 E 3RD AVE NO 214
SCOTTSDALE, AZ 85251

HERMOSA INN RESTAURANT L L C ETAL
7144 E STETSON DR SUITE 425
SCOTTSDALE, AZ 85251

HERMOSA INN RESTAURANT LLC/ETAL
7144 E STETSON DR SUITE 425
SCOTTSDALE, AZ 85251

HOOLEY ROBERT E
7301 E 3RD AVE UNIT 115
SCOTTSDALE, AZ 85251

JE SOUTHWEST GROUP REAL ESTATE
LLC
3004 N CIVIC CENTER PLZ
SCOTTSDALE, AZ 85251

JLB INVESTMENTS LTD PARTNERSHIP
2398 E CAMELBACK RD 1100
PHOENIX, AZ 85016

KELMAR LLC
7150 E 5TH AVE
SCOTTSDALE, AZ 85251

KUDO MASA/YOKO
11124 E DEL TIMBRE DR
SCOTTSDALE, AZ 85259

LYONS JUDITH
7301 E 3RD AVE UNIT 116
SCOTTSDALE, AZ 85251

MASTRO PROPERTIES LLC
16441 N 90TH ST STE 200
SCOTTSDALE, AZ 85260

MILANO INVESTMENTS LLC
7039 E MCDONALD DR
PARADISE VALLEY, AZ 85253

PJC&T LLC
915 W JEFFERSON ST
BOISE, ID 83706

HO DON VAN
7301 E 3RD AVE #222
SCOTTSDALE, AZ 85251

HUBBARD BRIAN R/LINDA J
7301 E 3RD AVE NO 315
SCOTTSDALE, AZ 85251

JFMC REAL ESTATE LLC
4204 N BROWN AVE
SCOTTSDALE, AZ 85251

JULIA PROPERTIES LLC
4440 N SADDLEBAG TRL
SCOTTSDALE, AZ 85251

KHALIFA EMAD GUS TR
7301 E 3RD AVE NO 412
SCOTTSDALE, AZ 85251

LIKEY COM LLC
5520 N 79TH PL
SCOTTSDALE, AZ 85250

MARLIS COMPANY WEST LLC
409 N BUNDY DR
LOS ANGELES, CA 90049

MAX PROPERTIES LLC
4327 N SCOTTSDALE RD
SCOTTSDALE, AZ 85252

ON SIXTH LLC
7325 E SIXTH AVE
SCOTTSDALE, AZ 85251

PRADE THOMAS
7301 E 3RD AVE UNIT 413
SCOTTSDALE, AZ 85251

HOFFMAN LEONARD M/STEPHIE
3500 E LINCOLN DR
PHOENIX, AZ 85018

HUDYE GROUP LP
7135 E CAMELBACK RD SUITE 320
SCOTTSDALE, AZ 85251

JLB INVESTMENTS LIMITED
PARTNERSHIP
33 W LINGER LN
PHOENIX, AZ 85021
KCAJ LLC
4045 S NONCHALANT CIR
COLORADO SPRINGS, CO 80917

KOSCELANSKY APHRODITE C
611 WYOMING AVE
WYOMING, PA 18644

LVJV LLC
7324 E 6TH AVE
SCOTTSDALE, AZ 85251

MARRIOTT SUITES LTD PARTNERSHIP
6903 ROCKLEDGE DR # 1500
BETHESDA, MD 20817

McCLENAGAN FAMILY REVOCABLE
TRUST
7301 E 3RD AVE UNIT 120
SCOTTSDALE, AZ 85251
PACIFIC STETSON LLC
2201 E CAMELBACK RD SUITE 650
PHOENIX, AZ 85016

PRANTCO LLC
130 W NORTHERN AVE
PHOENIX, AZ 85021

PS INVESTMENT LLC
7343 E CAMELBACK RD STE A
SCOTTSDALE, AZ 85253

RIVERA FAMILY RESTAURANT LLC
815 J ST SUITE 202
SAN DIEGO, CA 92101

RSFM 4253 LLC
4514 COLE AVE STE 1100
DALLAS, TX 75205

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

SCOTTSDALE DRINKWATER TRUST
4434 E BROWN RD 104
MESA, AZ 85205

SINGH RANDHIR
5552 W PARKVIEW LN
GLENDALE, AZ 85310

STETSON ESTATE LLC
7903 E VIA LINDA
SCOTTSDALE, AZ 85258

STOCKDALE GALLERIA LAND OWNER
LLC
10850 WILSHIRE BLVD STE 1050
LOS ANGELES, CA 90024

SUNBRELLA PROPERTIES LTD
3402 N 36TH ST
PHOENIX, AZ 85018

SWANCEY FAMILY TRUST
5001 E MITCHELL DR
PHOENIX, AZ 85018

RANCHO INDUSTRIAL PARK INC
6401 E EL MARO CIR
PARADISE VALLEY, AZ 85253

ROJAS-CALDERON CARLOS I
7301 E 3RD AVE 114
SCOTTSDALE, AZ 85251

RUNDLE CENTER LLC
4160 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251

SES PROPERTIES LP
4221 WINFIELD SCOTT PLAZA
SCOTTSDALE, AZ 85251

SINGH RANDHIR/GURDEEP
7301 E 3RD AVE UNIT 415
SCOTTSDALE, AZ 85251

STETSON STUDIOS LLC
11547 E DREYFUS AVE
SCOTTSDALE, AZ 85259

STOCKDALE GALLERIA PROJECT OWNER
LLC
10850 WILSHIRE BLVD STE 1050
LOS ANGELES, CA 90024

SUSAN L LAW TRUST/BRUCE C LAW
TRUST
7301 E 3RD AVE 314
SCOTTSDALE, AZ 85251

TERRA HOSPITALITY-SFMSA LLC
116 S BROAD ST SUITE B
KENNETT SQUARE, PA 19348

REDWOOD VILLA INC
47 ALMA CT
LOS ALTOS, CA 94022

ROSEBUD OMEGA LLC
30 BURNING TREE DR
NOVATO, CA 94949

SAVILO CHRISTINE ELAINE
7301 E 3RD AVE UNIT 221
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
7301 E 6TH AVE
SCOTTSDALE, AZ 85251

SIMONSON BUILDINGS INC
3402 N 36TH ST
PHOENIX, AZ 85018

SMYTHE ENTERPRISES LLC
9106 E POINSETTIA DR
SCOTTSDALE, AZ 85260

STOCKDALE GALLERIA LAND OWNER
LLC
4343 N SCOTTSDALE RD SUITE 180
SCOTTSDALE, AZ 85251

SUMMIT HOSPITALITY XIV LLC
12600 HILL COUNTRY BLVD STE R-100
AUSTIN, TX 78738

SUTHERLAND JOHN
4555 S MISSION RD
TUCSON, AZ 85746

THAKUS MENS WEAR INC
4320 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251

THIRD AVENUE LOFTS LLC
9362 E RAINTREE DR
SCOTTSDALE, AZ 85260

TUCKER REX S
PO BOX 2692
CAREFREE, AZ 85377

VIVA HOLDINGS LLC
310 W MICHIGAN STREET APT 414
INDIANAPOLIS, IN 46202

YK WELLNITZ LIVING TRUST
19 E LOS ARBOLES CIR
TEMPE, AZ 85284

TORNGA FAMILY LLC
PO BOX 965
ZEPHYR COVE, NV 89448

URBAN GRAPHITE HOLDINGS LLC
7633 EAST ACOMA DRIVE STE 206
SCOTTSDALE, AZ 85260

WILLIAM G LARKIN FAMILY LIVING
TRUST
8415 E JOSHUA TREE LN
SCOTTSDALE, AZ 85250

ZIER FAMILY TRUST
7002 E LUDLOW DR
SCOTTSDALE, AZ 85254

TRI-ZONE PROPERTIES LLC
4414 N CIVIC CENTER PLAZA STE 100
SCOTTSDALE, AZ 85251

VELASCO HOLDINGS LLC
8513 E CITRUS WY
SCOTTSDALE, AZ 85250

WINFIELD PROPERTY HOLDINGS LLC
10230 N 64TH PLAC
SCOTTSDALE, AZ 85253

Public Participation Report
Sunday Goods
4255 N. Winfield Scott Plaza

Pre-Application No. 652-PA-18

Per the City of Scottsdale Public Participation, please find enclosed and below information regarding an overview of outreach to date.

Notification letters were mailed on February 4, 2019 to property owners within 750 ft of the property and registered Home Owners Associations (as provided by the City). The letter provided information regarding the request, details for an upcoming Neighborhood Open House meeting, and provided contact information for both the Applicant and the City. See enclosed notification letter, mailing list, and notification area map.

A "Project Under Consideration" sign was posted on site on February 10, 2018 detailing the application request, providing information on the upcoming Neighborhood Open House meeting, and providing contact information for both the Applicant and the City. See enclosed affidavit of sign posting.

A Neighborhood Open House meeting was held on February 21, 2019 at the Larsen Gallery located at 3705 N. Bishop Lane in downtown Scottsdale. Multiple presentation boards depicting the project were on display. Members of the design team and the Owner's representative were on hand to answer any questions. A sign in sheet was provided along with contact information for the Applicant. See enclosed Neighborhood Open House sign in sheet and sample of images displayed at the meeting.

Roughly 10 members of the public attended the meeting. Questions revolved around operations, hours of operations and timing of development. One adjacent business owner wanted to ensure the Applicant would be supportive of ongoing street closures for certain events. None in attendance voiced opposition to the request, and the majority voice strong support. As of the date of this filing, the Applicant has received one phone call with general questions regarding the application. Our office will continue to keep the City of Scottsdale informed of any pertinent follow up inquiries that may occur.

Thank you



SUNDAY GOODS OPEN HOUSE

February 21, 2019 at the Larsen Gallery

Dear Downtown Property Owner or Interested Citizen:

Our office represents Sunday Goods with regards to the above referenced property located near the corner of 5th Avenue and Winfield Scott Plaza, in very close proximity to the Scottsdale Galleria Corporate Center. The purpose of this letter is to introduce ourselves and to let you know we have recently filed a preliminary application (652-PA-2018) with the City of Scottsdale for a rezoning and conditional use permit to allow for a medical marijuana dispensary at this location. It would replace an existing tattoo parlor and is supported by the owner of the Scottsdale Galleria Corporate Center.



We are very excited to be working on this project. As you may know, Arizona voters approved the use of medical marijuana as an alternative pain treatment for a limited number of medical conditions. To ensure dispensaries are distributed throughout the state and located where the greatest number of card holding patients exist, the Arizona Department of Health Services (AZDHS) uses Community Health Analysis Areas (CHAA's) to regulate the issuance of dispensary licenses. For practical purposes, only two CHAA's exist in Scottsdale – the Scottsdale North and Scottsdale South CHAA's. While the North CHAA has 3 dispensaries, the South CHAA has only 1 dispensary, and it is located at Via De Ventura which is the northernmost point of the South CHAA's boundary, even though a great number of patients live and work in this CHAA making southern Scottsdale among the most underserved patients in the state.

We recently commissioned a public opinion survey, with the nationally-renowned Public Opinion Strategists, gauging Scottsdale voter attitudes about medical marijuana and this proposal. Key findings

included: 64 percent of voters in Scottsdale say they support the state's medical marijuana program, only 27 percent oppose. 57 percent of Scottsdale voters say the dispensaries currently operating in Scottsdale have done so responsibly, while only 7 percent say have not. 66 percent of Scottsdale voters say that placing a medical marijuana facility near the Scottsdale Galleria would be a good idea. For those closest to the proposed dispensary, in the southern regions of the city, 69 percent say it would be a good location with majorities of Republicans (51 percent), Democrats (82 percent) and Independents (72 percent) agreeing Downtown Scottsdale would be a good location for a new dispensary.

In 2017, the AZDHS issued one (1) additional license for the Scottsdale South CHAA's. Fortunately, our client, who already has vested business and interests in the success of Downtown Scottsdale, was awarded this license. It was decided early on that this dispensary would be unlike any other in existence. It would be the best-of-the-best. A truly upscale and comfortable atmosphere and a business worthy of a Downtown Scottsdale address, similar to retail experiences that can be found at Scottsdale Fashion Square. Such establishments are located in Aspen, La Jolla, Telluride and numerous other comparable tourism locations to Scottsdale. We have teamed up with the best of international and local retail experience designers to create a one-of-a-kind experience. A copy of the site plan is provided for reference. A valid patient card will still be required to access the facility or to purchase any medical marijuana products. As is the rule throughout Arizona, no on-site consumption is permitted.

The property is currently zoned Central Business / Parking, Downtown Overlay (C-2/P-3, DO). This designation allows for a variety of uses and the building is currently used as a tattoo parlor. Pursuant to State law and City zoning ordinance, this application seeks to rezone the property to Commercial Office / Parking, Downtown Overlay (C-O / P-3, DO) with a conditional use permit to allow the dispensary. In essence, this application is a downzoning of the property to allow for only this specific use. It is the only eligible site for this use in southern Scottsdale.

PLEASE JOIN US ON FEBRUARY 21ST

from 6:00-7:00 pm at the Larsen Gallery

In order to discuss this application and any questions you may have, we have scheduled an open house on Thursday, February 21, 2019 from 6:00pm - 7:00pm, at the Larsen Gallery located at [3705 N. Bishop Lane](#) in Downtown Scottsdale. Feel free to stop by any time between 6:00 and 7:00 pm and hors d'oeuvres, light cocktails and refreshments will be served. If this date and time are not convenient, we would be happy to speak with you individually. Please contact me at [602.230.0600](tel:602.230.0600) or George@WitheyMorris.com. You can also reach the City's Project Coordinator, Bryan Cluff at [480.312.2258](tel:480.312.2258) or at Bcluff@ScottsdaleAZ.gov. In the future, you should be receiving notification postcards from the City regarding the case and its scheduled public hearings. Information can also be found on the City's website at: <http://www.scottsdaleaz.gov/planning-development/projects-in-process>.

Thank you for your courtesy and consideration.

Sincerely,

Withey Morris P.L.C.



By George Pasquel III

Enclosure: Aerial, preliminary site plan



The Pharm - Scottsdale

Scottsdale, Arizona
2019.01.30

LGE | DESIGNGROUP

PRELIMINARY SITE PLAN

This artist rendering is for conceptual design only. It was done without benefit of a survey and should not be referred to as a construction document. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE LIMITED TO THE ORIGINAL USER FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

1"=20'-0"

0 10 20 40



LGE | DESIGNBUILD

217 THIRD AVENUE LOFTS LLC
6412 E MAVERICK RD
PARADISE VALLEY, AZ 85253

4221 - ASSOCIATES AZ LLC
PO BOX 546
OKOBOJI, IA 51355

4251 LLC
7756 E 3RD ST
SCOTTSDALE, AZ 85251

5TH AVENUE SCOTTSDALE LLC
7151 E 6TH AVE
SCOTTSDALE, AZ 85251

ABBOTT KENNETH VAUGHN
7301 E 3RD AVE UNIT 121
SCOTTSDALE, AZ 85251

B&I INVESTMENTS LLC
7147 E RANCHO VISTA DR NO 3005
SCOTTSDALE, AZ 85251

BANK OF SCOTTSDALE THE
P O BOX 1510
SCOTTSDALE, AZ 85252

BISNETT ROGER S
PO BOX 1105
PENDLETON, OR 97801

BOLLINGER CHRISTOPHER
7301 E 3RD AVE UNIT 119
SCOTTSDALE, AZ 85251

BROOKS BUILDING INC
2323 W UNIVERSITY DR
TEMPE, AZ 85281

4141 NORTH SCOTTSDALE LLC
11601 WILSHIRE BLVD SUITE 107
LOS ANGELES, CA 90025

4221-ASSOCIATES AZ LLC
11 S CENTRAL AVE UNIT 1408
PHOENIX, AZ 85004

4282 N DRINKWATER BLVD LLC
5100 POLULAR AVE SUITE 2114
MEMPHIS, TN 38137

6TH AVENUE ESTATE LLC
7961 E VIZ BONITA
SCOTTSDALE, AZ 85258

ANDRESEN CYNTHIA KAY
7301 E 3RD AVE
SCOTTSDALE, AZ 85251

BAKER CHRISTOPHER
6520 PLATT AVE NO 305
WEST HILLS, CA 91307

BBCH LLC
3861 N JAKAKE DR
SCOTTSDALE, AZ 85251

BLJ'S PROPERTIES LTD PARTNERSHIP
2244 W MCDOWELL RD
PHOENIX, AZ 85009

BONDY SUSAN TR
7301 E 3RD AVE 414
SCOTTSDALE, AZ 85251

BROWN AVE LLC
357 ALTA AVE
ASHLAND, OR 97520

4215 N WINFIELD SCOTT LLC
6922 E 5TH AVE
SCOTTSDALE, AZ 85251

4243 BROWN AVENUE LLC
4414 N CIVIC CENTER PLAZA NO 100
SCOTTSDALE, AZ 85251

42BROWN LLC
4227 N BROWN AVE
SCOTTSDALE, AZ 85251

7317 E 6TH AVE LLC
1877 E MCNAIR DR
TEMPE, AZ 85283

AVB DEVELOPMENT PARTNERS II LLC
6991 E CAMELBACK RD STE D-205
SCOTTSDALE, AZ 85251

BALDWIN INVESTMENTS L L C
8143 E GARY RD
SCOTTSDALE, AZ 85260

BERGFELDT INVESTMENTS LLC
4531 N 75TH WY
SCOTTSDALE, AZ 85251

BOARD FREDERICK Z TR
7353 E 6TH AVE
SCOTTSDALE, AZ 85251

BRASSE JEFF
2001 N SHORE DR
CLEAR LAKE, IA 50428

BROWN AVENUE PROPERTIES LLC
10230 N 64TH PL
SCOTTSDALE, AZ 85253

CANYON PROPERTIES
5445 E CALLE CAMELIA
PHOENIX, AZ 85018

CATALPA INDUSTRIAL PARK INC
6501 E EL MARO CIR
PARADISE VALLEY, AZ 85253

CITY OF SCOTTSDALE
3939 CIVIC CENTER PLAZA
SCOTTSDALE, AZ 85251

D K C VENTURES LLC
4260 N BROWN AVE
SCOTTSDALE, AZ 85251

EARL & ELLEN RUSSELL TRUST
7301 E 3RD AVE UNIT 319
SCOTTSDALE, AZ 85251

FARNSWORTH C NEIL
400 112TH AVE NE STE 390
BELLEVUE, WA 98004

FREDERICK Z BOARD TR
7353 E 6TH AVE
SCOTTSDALE, AZ 85251

GOLDMAN MORRIS B/SHEILA M
CALVANO LIVING TR
3233 W PEORIA AVE STE 118
PHOENIX, AZ 85029

GRE 5 LLC
5635 N SCOTTSDALE RD SUITE 170
SCOTTSDALE, AZ 85250

HALTON ANN F
7301 E 3RD AVE NO 321
SCOTTSDALE, AZ 85251

CARLI FAMILY TRUST
8431 E STELLA LN
SCOTTSDALE, AZ 85253

CBOT BUILDING LLC
7525 E CAMELBACK RD NO 106
SCOTTSDALE, AZ 85251

CRANE CARTER M TR
7140 N CLEARWATER PKWY
PARADISE VALLEY, AZ 85253

DIVERGENT HOLDINGS LLC
4808 N 24TH ST NO 1205
PHOENIX, AZ 85016

EBEL PROPERTIES AZ LLC
30 W 315 CALUMET AVE
WARRENVILLE, IL 60555

FIRST CHURCH OF CHRIST SCIENTIST
SCOTTSD
6427 E INDIAN SCHOOL RD
SCOTTSDALE, AZ 85251

GIEK THOMAS F/JOSEPHINE A
14548 E CALEY AVE
AURORA, CO 80016

GOOKIN BUILDING LLC
4215 N BROWN AVE STE A
SCOTTSDALE, AZ 85251

GREGORY DEAN TR
6927 E CABALLO DR
PARADISE VALLEY, AZ 85253

HARD CORNER LLC
5641 N 6TH ST
PHOENIX, AZ 85012

CARTWRIGHT ANN TR
4255 N BROWN AVE
SCOTTSDALE, AZ 85251

CHRISTENSEN GERALD N/MARY K
TR/ETAL
5631 E WALTANN LN
SCOTTSDALE, AZ 85254

CURTIS ALEXANDRA
7301 E 3RD AVE
SCOTTSDALE, AZ 85251

DODGE NGUYEN PROPERTIES LLC
4252-4254 N BROWN AVE
SCOTTSDALE, AZ 85251

EQUITY PARTNERS GROUP LLC
4501 N SCOTTSDALE RD UNIT 201
SCOTTSDALE, AZ 85251

FLOYD INVESTMENTS LIMITED
PARTNERSHIP
6939 E 5TH AVE
SCOTTSDALE, AZ 85251

GOLDEN TOOTH BEAR ENTERPRISES L P
1525 N GRANITE REEF STE 1
SCOTTSDALE, AZ 85257

GORDON DAVID G
4432 E CAMELBACK RD UNIT 120
PHOENIX, AZ 85018

GROSSMAN RYNA J/SCHUMAN DAVID
G/J J TR
7301 E 3RD AVE NO 214
SCOTTSDALE, AZ 85251

HERMOSA INN RESTAURANT L L C ETAL
7144 E STETSON DR SUITE 425
SCOTTSDALE, AZ 85251

HERMOSA INN RESTAURANT LLC/ETAL
7144 E STETSON DR SUITE 425
SCOTTSDALE, AZ 85251

HOOLEY ROBERT E
7301 E 3RD AVE UNIT 115
SCOTTSDALE, AZ 85251

JE SOUTHWEST GROUP REAL ESTATE
LLC
3004 N CIVIC CENTER PLZ
SCOTTSDALE, AZ 85251

JLB INVESTMENTS LTD PARTNERSHIP
2398 E CAMELBACK RD 1100
PHOENIX, AZ 85016

KELMAR LLC
7150 E 5TH AVE
SCOTTSDALE, AZ 85251

KUDO MASA/YOKO
11124 E DEL TIMBRE DR
SCOTTSDALE, AZ 85259

LYONS JUDITH
7301 E 3RD AVE UNIT 116
SCOTTSDALE, AZ 85251

MASTRO PROPERTIES LLC
16441 N 90TH ST STE 200
SCOTTSDALE, AZ 85260

MILANO INVESTMENTS LLC
7039 E MCDONALD DR
PARADISE VALLEY, AZ 85253

PJC&T LLC
915 W JEFFERSON ST
BOISE, ID 83706

HO DON VAN
7301 E 3RD AVE #222
SCOTTSDALE, AZ 85251

HUBBARD BRIAN R/LINDA J
7301 E 3RD AVE NO 315
SCOTTSDALE, AZ 85251

JFMC REAL ESTATE LLC
4204 N BROWN AVE
SCOTTSDALE, AZ 85251

JULIA PROPERTIES LLC
4440 N SADDLEBAG TRL
SCOTTSDALE, AZ 85251

KHALIFA EMAD GUS TR
7301 E 3RD AVE NO 412
SCOTTSDALE, AZ 85251

LIKEY COM LLC
5520 N 79TH PL
SCOTTSDALE, AZ 85250

MARLIS COMPANY WEST LLC
409 N BUNDY DR
LOS ANGELES, CA 90049

MAX PROPERTIES LLC
4327 N SCOTTSDALE RD
SCOTTSDALE, AZ 85252

ON SIXTH LLC
7325 E SIXTH AVE
SCOTTSDALE, AZ 85251

PRADE THOMAS
7301 E 3RD AVE UNIT 413
SCOTTSDALE, AZ 85251

HOFFMAN LEONARD M/STEPHIE
3500 E LINCOLN DR
PHOENIX, AZ 85018

HUDYE GROUP LP
7135 E CAMELBACK RD SUITE 320
SCOTTSDALE, AZ 85251

JLB INVESTMENTS LIMITED
PARTNERSHIP
33 W LINGER LN
PHOENIX, AZ 85021
KCAJ LLC
4045 S NONCHALANT CIR
COLORADO SPRINGS, CO 80917

KOSCELANSKY APHRODITE C
611 WYOMING AVE
WYOMING, PA 18644

LVJV LLC
7324 E 6TH AVE
SCOTTSDALE, AZ 85251

MARRIOTT SUITES LTD PARTNERSHIP
6903 ROCKLEDGE DR # 1500
BETHESDA, MD 20817

McCLENAGAN FAMILY REVOCABLE
TRUST
7301 E 3RD AVE UNIT 120
SCOTTSDALE, AZ 85251
PACIFIC STETSON LLC
2201 E CAMELBACK RD SUITE 650
PHOENIX, AZ 85016

PRANTCO LLC
130 W NORTHERN AVE
PHOENIX, AZ 85021

PS INVESTMENT LLC
7343 E CAMELBACK RD STE A
SCOTTSDALE, AZ 85253

RIVERA FAMILY RESTAURANT LLC
815 J ST SUITE 202
SAN DIEGO, CA 92101

RSFM 4253 LLC
4514 COLE AVE STE 1100
DALLAS, TX 75205

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

SCOTTSDALE DRINKWATER TRUST
4434 E BROWN RD 104
MESA, AZ 85205

SINGH RANDHIR
5552 W PARKVIEW LN
GLENDALE, AZ 85310

STETSON ESTATE LLC
7903 E VIA LINDA
SCOTTSDALE, AZ 85258

STOCKDALE GALLERIA LAND OWNER
LLC
10850 WILSHIRE BLVD STE 1050
LOS ANGELES, CA 90024

SUNBRELLA PROPERTIES LTD
3402 N 36TH ST
PHOENIX, AZ 85018

SWANCEY FAMILY TRUST
5001 E MITCHELL DR
PHOENIX, AZ 85018

RANCHO INDUSTRIAL PARK INC
6401 E EL MARO CIR
PARADISE VALLEY, AZ 85253

ROJAS-CALDERON CARLOS I
7301 E 3RD AVE 114
SCOTTSDALE, AZ 85251

RUNDLE CENTER LLC
4160 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251

SES PROPERTIES LP
4221 WINFIELD SCOTT PLAZA
SCOTTSDALE, AZ 85251

SINGH RANDHIR/GURDEEP
7301 E 3RD AVE UNIT 415
SCOTTSDALE, AZ 85251

STETSON STUDIOS LLC
11547 E DREYFUS AVE
SCOTTSDALE, AZ 85259

STOCKDALE GALLERIA PROJECT OWNER
LLC
10850 WILSHIRE BLVD STE 1050
LOS ANGELES, CA 90024

SUSAN L LAW TRUST/BRUCE C LAW
TRUST
7301 E 3RD AVE 314
SCOTTSDALE, AZ 85251

TERRA HOSPITALITY-SFMSA LLC
116 S BROAD ST SUITE B
KENNETT SQUARE, PA 19348

REDWOOD VILLA INC
47 ALMA CT
LOS ALTOS, CA 94022

ROSEBUD OMEGA LLC
30 BURNING TREE DR
NOVATO, CA 94949

SAVILO CHRISTINE ELAINE
7301 E 3RD AVE UNIT 221
SCOTTSDALE, AZ 85251

SCOTTSDALE CITY OF
7301 E 6TH AVE
SCOTTSDALE, AZ 85251

SIMONSON BUILDINGS INC
3402 N 36TH ST
PHOENIX, AZ 85018

SMYTHE ENTERPRISES LLC
9106 E POINSETTIA DR
SCOTTSDALE, AZ 85260

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LLC
4343 N SCOTTSDALE RD SUITE 180
SCOTTSDALE, AZ 85251

SUMMIT HOSPITALITY XIV LLC
12600 HILL COUNTRY BLVD STE R-100
AUSTIN, TX 78738

SUTHERLAND JOHN
4555 S MISSION RD
TUCSON, AZ 85746

THAKUS MENS WEAR INC
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SCOTTSDALE, AZ 85251

THIRD AVENUE LOFTS LLC
9362 E RAINTREE DR
SCOTTSDALE, AZ 85260

TUCKER REX S
PO BOX 2692
CAREFREE, AZ 85377

VIVA HOLDINGS LLC
310 W MICHIGAN STREET APT 414
INDIANAPOLIS, IN 46202

YK WELLNITZ LIVING TRUST
19 E LOS ARBOLES CIR
TEMPE, AZ 85284

TORNGA FAMILY LLC
PO BOX 965
ZEPHYR COVE, NV 89448

URBAN GRAPHITE HOLDINGS LLC
7633 EAST ACOMA DRIVE STE 206
SCOTTSDALE, AZ 85260

WILLIAM G LARKIN FAMILY LIVING
TRUST
8415 E JOSHUA TREE LN
SCOTTSDALE, AZ 85250

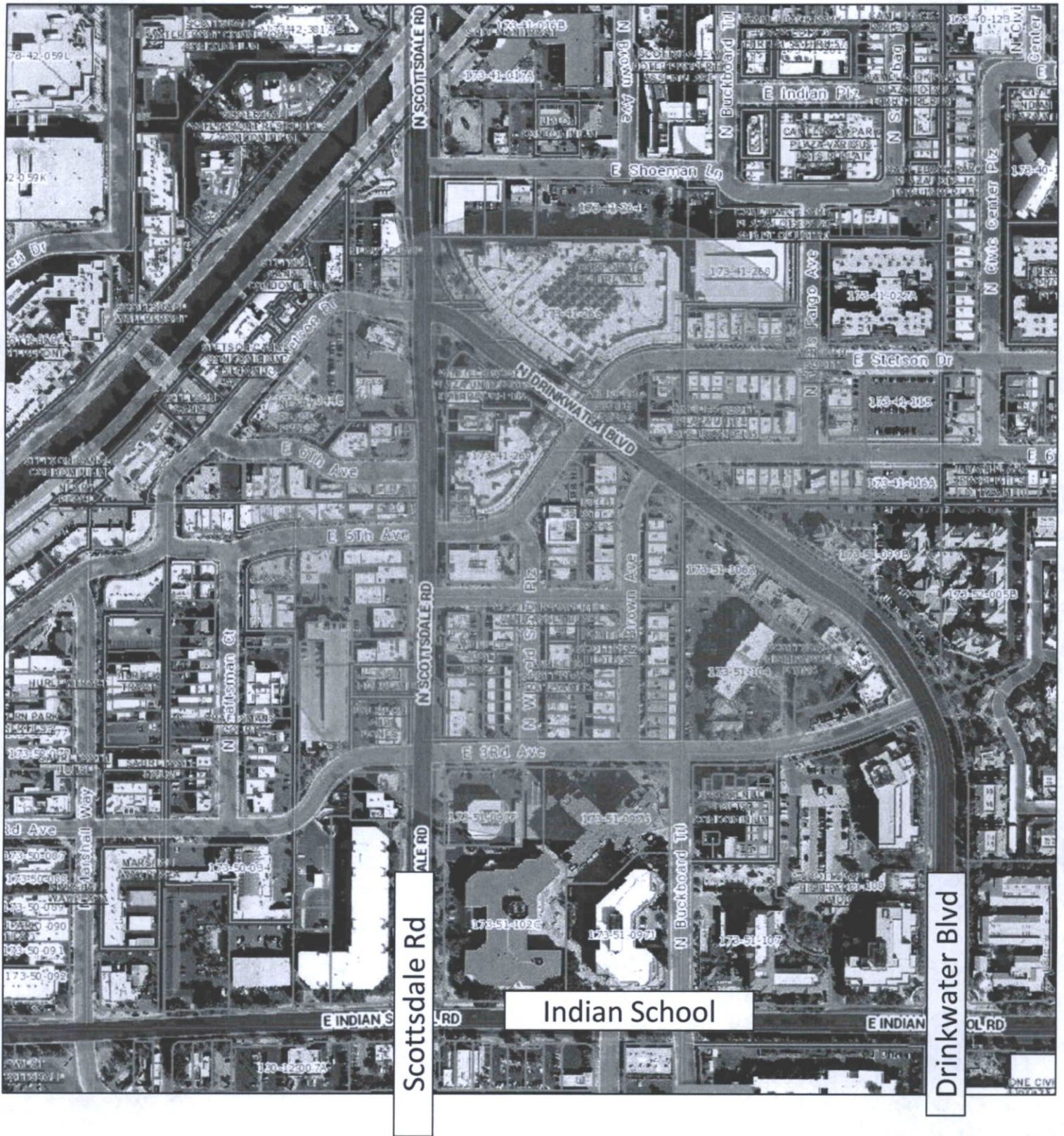
ZIER FAMILY TRUST
7002 E LUDLOW DR
SCOTTSDALE, AZ 85254

TRI-ZONE PROPERTIES LLC
4414 N CIVIC CENTER PLAZA STE 100
SCOTTSDALE, AZ 85251

VELASCO HOLDINGS LLC
8513 E CITRUS WY
SCOTTSDALE, AZ 85250

WINFIELD PROPERTY HOLDINGS LLC
10230 N 64TH PLAC
SCOTTSDALE, AZ 85253

750 ft Radius



4301 N. Winfield Scott Plaza





Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.


☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number: 652-PA-2018
Project Name: SUNDAY GOODS
Location: 4255 N. WINFIELD SCOTT
Site Posting Date: 2-10-19
Applicant Name: GEORGE PASQUEL - WITNEY MORRIS PLC

Sign Company Name: Dynamite Signs
Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.


Applicant Signature

2/13/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 13th day of February 2019



Audry Millard
Notary Public

My commission expires: May 22, 2021

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday, February 21, 2019
Time: 6:00 P.M.
Location: Larsen Gallery
3705 N. Bishop Lane, Scottsdale, Az

Location: 4255 N. Winfield Scott Plaza Project Overview:

- Request: Rezoning from C-2/P-3, DO to C-O/P-3, DO with a Conditional Use Permit
- Description of Project & Proposed Use: Medical Marijuana Dispensary
- Site Zoning: Central Business/Parking, Downtown Overlay (C-2/P-3, DO)
- Site Acreage: 0.1 acres (4,800 sq ft)

Applicant Contact:

Withey Morris, PLC -
George Pasquel 602-230-0600
George@WitheyMorris.com

City Contact:

Bryan Cluff 480-312-2258
BCluff@scottsdaleaz.gov

Case #: 652-PA-2018

Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

- -Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal •

Sunday
Goods **Open House – February 21, 2019**

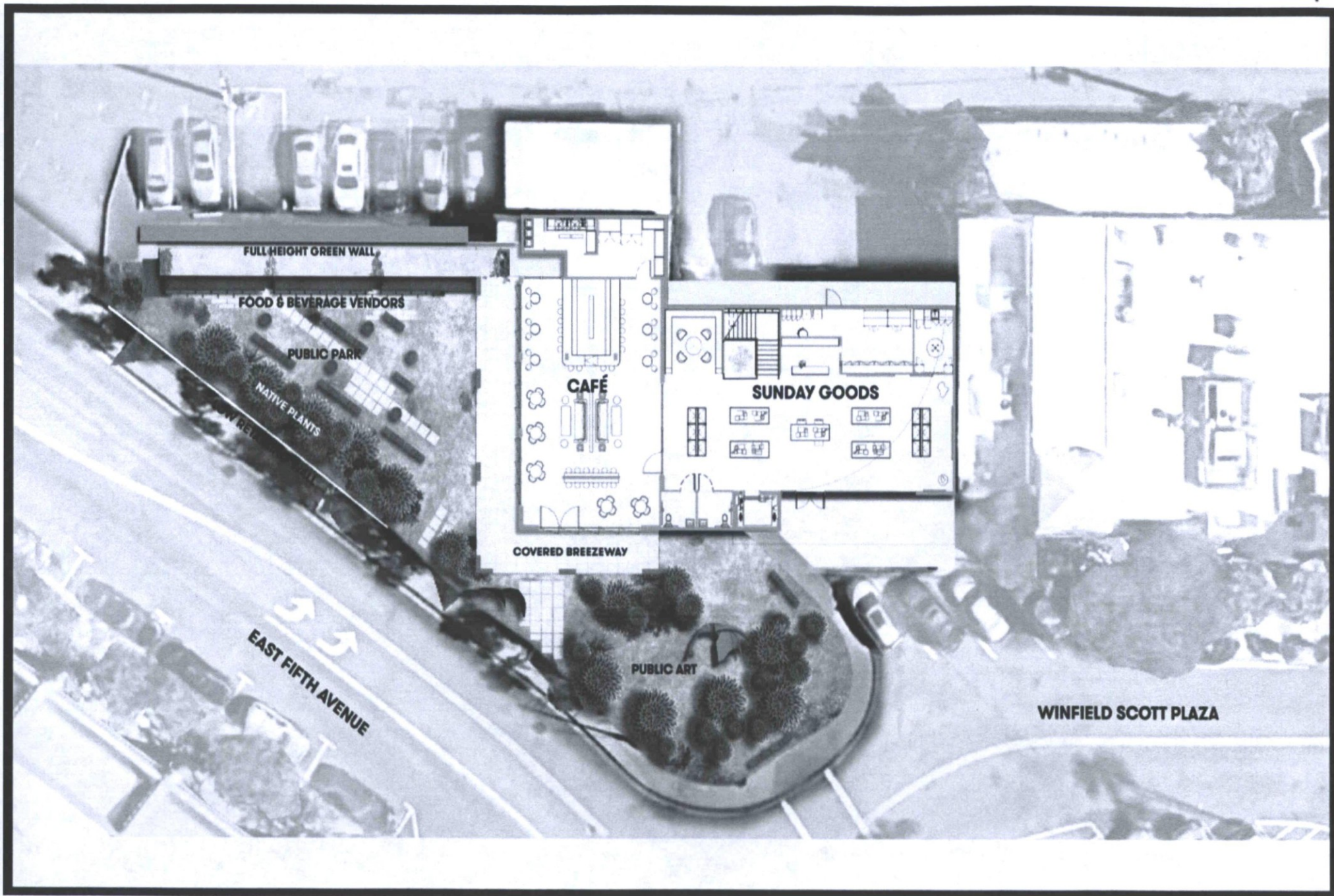
Sunday
Goods **Open House – February 21, 2019**

[illegible]

Sunday
Goods **Open House – February 21, 2019**

Sunday
Goods **Open House – February 21, 2019**

[illegible]



History of CHAA

In 1988, an Arizona state law was passed that directed the Arizona Department of Health Services to find and utilize data in the state-wide cancer registry to identify areas and populations of people that may need investigation. The state was divided into 126 "Primary Care Areas" used by the ADHS to determine if certain areas or area-specific factors were causing harm to the inhabitants of said areas. Until recently, the state-collected cancer data was not complete enough to look at growing cancer rates on a relatively small geographical scale, limiting the data analysis to the county level only. A Community Health Analysis Area or "CHAA" has a population ranging from 5,000 people to 190,000 but the average CHAA should contain around 22,000 people.

History of THE WHITE TRIANGLE

In October 2017, AZHDS held its last and final application round to award its remaining 31 licenses which included one (1) in the North Scottsdale CHAA and one (1) in the South Scottsdale CHAA. Shortly after Cardinal Health/Sunday Goods was awarded the one (1) license that was available in the South Scottsdale CHAA, it set up a meeting with City staff to inquire about where the City would like to see the Company located its integrative pharmacy. It was in this meeting where City staff presented the Company with a map of the South Scottsdale CHAA that showed approved properties and locations showing up as the color White in an otherwise sea of pink, red and blue. This map had virtually no White color on it which indicated that there were practically no viable locations for which to locate this license, with the exception of one, very small "white triangle" that included only a handful of properties that were not for sale or for lease in Old Town, Scottsdale. With no other clear options, the Company set out to purchase two properties in this very limited and approved area to match its best-in-class health and wellness concept with the license it had been awarded.

History of SCOTTSDALE CHAA'S

In 2012 AZDHS (Arizona Department of Health Services) based location of medical marijuana facilities on established Community Health Analysis Areas (CHAAs).

There are actually a total of seven (7) CHAAs in Scottsdale, but only two (2) of those are controlled by the City of Scottsdale and make up almost the entire City. The others are on the very fringes of the City and are CHAA's that are in the control of Paradise Valley, Fountain Hills, Tempe and Maricopa County.

Since, for all practical purposes, there are only two (2) CHAA's in Scottsdale, it was the City's original plan to license only one (1) per CHAA. These two (2) licenses were handed out by the City in 2012 to Arizona Natural Selections in the North Scottsdale CHAA and Monarch Dispensary in the South Scottsdale CHAA. In 2017, AZDHS held a second application round which included the two (2) Scottsdale CHAA's again. In 2017, the two (2) licenses were awarded, by the State, to Arizona Natural Selections for the North Scottsdale CHAA and to Cardinal Health/Sunday Goods for the South Scottsdale CHAA.

One additional data point is that once a licensed facility has "good standing" and been operating for 3 or more years, anywhere in the State, AZDHS allows the owner to relocate their license anywhere within the state based market demand. The license holder has to be granted approval from the municipality in order to move this license. In 2016, the City of Scottsdale granted this approval for three (3) additional dispensaries to relocate to the North Scottsdale CHAA from another CHAA, per this "good standing" requirement. It was this requirement from AZDHS that caused the City of Scottsdale to revise its ordinance in 2016, in advance of the two new licenses being awarded in 2017.

It was this update to the City's Medical Marijuana Land Use that took effect September 30, 2016 that raised the setback requirements from 500 feet to 1,500 feet from all residential and schools and added church, day care and parks. This amendment to the City's ordinance unintentionally removed any meaningful opportunity for a license holder to locate in the South Scottsdale CHAA.



